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Sent: Wednesday, May 18, 2005 9:30 PM
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Subject: coyote valle

The City's General Plan has for decades included several conditions designed to ensure that development within the City occurs when and where it makes sense. Pro-development forces are suggesting abandoning these conditions, also called "development triggers," in their rush to pave over Coyote Valley.

Please ask the City of San Jose and the Coyote Valley Task Force to ensure that if they must develop Coyote Valley (which CGF opposes), that they follow the City's General Plan.

What's happening

The General Plan's "development triggers" attempt to ensure that (a) development within the City occurs only when the City is fiscally ready, (b) development occurs only when actually necessary, and (c) development proceeds in a way that balances jobs with housing.

We consider the General Plan triggers to be, if anything, too lenient in allowing development to proceed. Unfortunately, in an effort to push through development of Coyote Valley, Mayor Gonzales and others have signaled that they intend to abandon these General Plan triggers.

Why this is important

Development of Coyote Valley would destroy thousands of acres of farmland and lead to further sprawl in Santa Clara County and beyond. As it is currently proceeding, this development - planned to be the size of the city of Mountain View - would also significantly worsen traffic and exacerbate the jobs-housing imbalance.

Coyote Valley is one of the last vestiges of Santa Clara County's agricultural heritage. CGF has been fighting off plans to develop this gorgeous valley for more than three decades now.

And, of course, the triggers identified in the General Plan are designed to promote sound development when and where it is needed. Ignoring them now in a rush

to pave the valley will create long-term problems for the entire region.

What you can do

Please join Committee for Green Foothills in asking San Jose Mayor Ron Gonzales, the San Jose City Council, and the Coyote Valley Specific Plan Task Force to:

Evaluate development needs citywide (particularly downtown and in the North First Street area) before committing to the development of Coyote Valley; and Adhere to and strengthen the "development triggers" that are required by the General Plan, ensuring that development occurs first in central San Jose, that the City is fiscally ready for this development, and that the City actually needs this development.

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